



**534B Ash Avenue SE  
Medicine Hat, Alberta**

**MLS # A2299098**



**\$239,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1907 (119 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** underground sprinklers, garden shed, 2 ceiling fans, garage door opener (no remote)

Welcome home to this cozy 1.5-storey home! Nestled at the end of a quiet cul-de-sac, this 2 bed 2 bath property sits on a massive 6000 sq ft fully fenced lot, complete with underground sprinklers, a concrete patio, storage shed, and a single detached garage with potential room for RV or boat parking. Inside, enjoy an updated kitchen with oak cabinets, hardwood floors, 2 bedrooms, main floor laundry, a partitioned office space with a barn door, and a recently updated main bathroom. Additional upgrades include 100-amp electrical service, copper plumbing, updated exterior and interior paint, and central air. Don't miss your chance to see this gem today!